



PAULUS HOOK

JULY
67

SURVEY AND PLANNING APPLICATION / BINDER NO. _____

JERSEY CITY REDEVELOPMENT AGENCY

RENEWAL PLANNING PROGRAM / JERSEY CITY DIVISION OF PLANNING

REVISED NOVEMBER, 1967

CITY OF JERSEY CITY

SURVEY AND PLANNING APPLICATION

HUDSON COUNTY, NEW JERSEY

JERSEY CITY REDEVELOPMENT
AGENCY

PAULUS HOOK
URBAN RENEWAL AREA

Prepared under the direction of the
Jersey City Division of Planning with
the assistance of the Jersey City Re-
development Agency by:

Alvin E. Gershen Associates
Trenton, New Jersey

SUBMITTED TO:

RENEWAL ASSISTANCE
ADMINISTRATION
DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT

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| | |
|---|---------------------------------|
| DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT URBAN RENEWAL PROGRAM SURVEY AND PLANNING APPLICATION | TO BE COMPLETED BY HUD |
| | PROJECT, PLAN, OR SURVEY NUMBER |
| | LOCALITY |
| | DATE RECEIVED |

INSTRUCTIONS: Submit original in Binder No. 1, and copies in Binders No. 2, 3, and 4.

A. PURPOSE OF APPLICATION

☒ Survey and planning of an Urban Renewal Project

☐ Under "Disaster Area" provisions of Section 111 of the Housing Act of 1949, as amended

☐ Preparation of General Neighborhood Renewal Plan

☐ Feasibility Survey of an urban area

B. CATEGORY OF PROJECT ELIGIBILITY

(For survey and planning of a project, check appropriate eligibility category of project to be planned; for preparation of a General Neighborhood Renewal Plan, check eligibility category indicated at this time for "first project" in proposed General Neighborhood Renewal Area. See Urban Renewal Manual, Chapter 3-2. Leave blank for Feasibility Survey Application or for "Disaster Area" project.)

| CATEGORY | PRESENT CHARACTER OF AREA | EXTENT OF PRESENT DEVELOPMENT | PROPOSED REUSE |
|--|-------------------------------|--|-------------------------------|
| <input type="checkbox"/> I | Predominantly residential | Built up | Any |
| <input type="checkbox"/> II | Predominantly residential | Predominantly open land | Any |
| <input checked="" type="checkbox"/> III | Not predominantly residential | Built up | Predominantly residential |
| <input type="checkbox"/> IV | Not predominantly residential | Predominantly open land | Predominantly residential |
| <input type="checkbox"/> V Nonresidential Exception | Not predominantly residential | Built up | Not predominantly residential |
| <input type="checkbox"/> VI Nonresidential Exception | Not predominantly residential | Predominantly open land | Not predominantly residential |
| <input type="checkbox"/> VII College, University, or Hospital | Any | Built up | Any |
| <input type="checkbox"/> VIII College, University, or Hospital | Any | Predominantly open land | Any |
| <input type="checkbox"/> IX | - | Open land | Predominantly residential |
| <input type="checkbox"/> X | - | Open land | Not predominantly residential |
| <input type="checkbox"/> XI Area Redevelopment Exception | Not predominantly residential | Built up | Not predominantly residential |
| <input type="checkbox"/> XII Area Redevelopment Exception | Not predominantly residential | Predominantly open land | Not predominantly residential |
| <input type="checkbox"/> XIII Air Rights | Not predominantly residential | Land improved principally with highways, trackage, or similar facilities | Predominantly residential |

C. TYPE OF SUBMISSION

☒ Original Application

☐ Revision of approved Application – Project, Plan, or Survey No. _____ – for purpose of

☐ Change in area ☐ Other (Describe)

☐ Increase in total estimated cost

D. IDENTIFICATION OF APPLICANT

LEGAL CORPORATE NAME
Jersey City Redevelopment Agency

MAILING ADDRESS (Including ZIP Code)
611 Summit Avenue, Jersey City, New Jersey

| | |
|--|---------------------------|
| <div>HOUSING AND HOME FINANCE AGENCY URBAN RENEWAL ADMINISTRATION</div> <div>URBAN RENEWAL AREA DATA</div> <div>(In Support of Form H-6100, Survey and Planning Application)</div> | (TO BE FILLED IN BY HHFA) |
| | PROJECT OR PLAN NUMBER |
| | LOCALITY |
| | DATE RECEIVED |

INSTRUCTIONS: Place original and 1 copy in Binder No. 1, and one copy each in other Binders.

A. Accompanies Form H-6100 executed on _____ with regard to an application for (Check one)

_____ Date

☒ SURVEY AND PLANNING OF AN URBAN RENEWAL PROJECT ☐ PREPARATION OF GENERAL NEIGHBORHOOD RENEWAL PLAN

B. AREA NAME OR DESIGNATION (From Form H-6100)

Paulus Hook Urban Renewal Area

C. GENERAL LOCATION OF AREA

Surrounds the Gregory Park Urban Renewal Area-NJR-2-1 and extends easterly to Exchange Place and southerly to the Tidewater Basin area.

CONGRESSIONAL DISTRICT(S)
IN WHICH AREA IS SITUATED

13

COUNTY IN WHICH AREA IS
SITUATED

Hudson

PROXIMITY OF AREA TO BUSINESS DISTRICT
(Check one)

- ☐ IN OR ADJACENT TO CENTRAL BUSINESS DISTRICT
☒ IN OR ADJACENT TO OUTLYING BUSINESS DISTRICT
☐ NOT IN OR ADJACENT TO BUSINESS DISTRICT

D. CHARACTER OF AREA
(Check one below)

- ☒ BUILT UP
☐ PREDOMINANTLY OPEN
☐ OPEN

(Check one below unless "Area" is "Open")

- ☐ PREDOMINANTLY RESIDENTIAL
☒ NOT PREDOMINANTLY RESIDENTIAL

E. PRESENT CHARACTER OF URBAN RENEWAL AREA AND CONDITION OF BUILDINGS

| ITEM | ESTIMATED ACREAGE IN AREA BY PRESENT CHARACTER OF LAND | | | ESTIMATED NUMBER AND CONDITION OF BUILDINGS | | |
|---|---|------------------|------------|--|--|------|
| | TOTAL | IMPROVED LAND | UNIMPROVED | NUMBER OF BUILDINGS | WITH DEFICIENCIES NUMBER PERCENT | |
| TOTAL | 111.2 | 90.5 | 20.7 | 427 | 348 | 81.5 |
| 1. Streets, alleys, public rights-of-way | 46.1 | 46.1 | -0- | | | |
| 2. Residential (including related public or semipublic purposes) | 21.2 | 19.6 | 1.6 | 338 | 277 | 82.0 |
| 3. Nonresidential (including related public or semipublic purposes) | 43.9 | 24.8 | 19.1 | 89 | 71 | 79.8 |

Sources of estimates:

Field Survey - June, 1967 by Alvin E. Gershen Associates

F. CONTEMPLATED NEW LAND USE (Check one)

- ☒ PREDOMINANTLY RESIDENTIAL USES
☐ NOT PREDOMINANTLY RESIDENTIAL USES

G. CONTEMPLATED TREATMENT OF AREA

NO. OF ACRES

TOTAL

111.2

1. Clearance and redevelopment

25.9

2. Rehabilitation and conservation

85.3

| H. ESTIMATED NUMBER AND CONDITION OF DWELLING UNITS | | | I. ESTIMATED NUMBER OF SITE OCCUPANTS | | | |
|---|-------------------|----------|--|-------|-------|----------|
| TOTAL | WITH DEFICIENCIES | STANDARD | | TOTAL | WHITE | NONWHITE |
| 1442 | 1089 | 353 | 1. Families | 1350 | 1170 | 180 |
| | | | a. To be displaced | 448 | 298 | 150 |
| Source of data: <input type="checkbox"/> _____ HOUSING CENSUS _____ Year 1. Field survey, June, 1967 Alvin E. Gershen Associates 2. Tax Records | | | 2. Individuals | 110 | 98 | 15 |
| | | | 3. Business concerns | | | |
| | | | Source of estimates: 1. Field Survey 2. 1960 U. S. Ensus | | | |

| J. ENVIRONMENTAL DEFICIENCIES | |
|---|---|
| CONDITION | DESCRIPTION OF EXTENT TO WHICH CONDITION EXISTS (Give source of information. If additional space is required, continue on a plain sheet and attach to this form.) |
| 1. Overcrowding or improper location of structures on the land | The areas designated for spot clearance are over crowded and the building arrangement on the land is poor, especially when building height is considered. |
| 2. Excessive dwelling unit density | There have been conversions of one and two family dwellings to apartments. The best figures available at this time show 1, 442 dwelling units in 338 predominantly residential buildings. |
| 3. Conversions to incompatible types of uses, such as roominghouses among family dwellings | As mentioned above there have been conversions to apartment and, perhaps, to rooming houses as well. There have been some ground floor conversions to commercial use. |
| 4. Obsolete building types, such as large residences or other buildings which through lack of use or maintenance have a blighting influence | Not Applicable. |
| 5. Detrimental land uses or conditions, such as incompatible uses, structures in mixed use, or adverse influences from noise, smoke, or fumes | The areas designated for spot clearance have a high incidence of non-residential buildings which are basically incompatible with the proposed residential re-use in the area. |
| 6. Unsafe, congested, poorly designed, or otherwise deficient streets | The street pattern is somewhat obsolete by today's standards but can easily support the proposed residential uses for the area while handling the trucking needs of industries to the east. |
| 7. Inadequate public utilities or community facilities contributing to unsatisfactory living conditions or economic decline | Additional recreation space is required. Some new sewer lines need to be installed while the water lines need to be reconditioned. |
| 8. Other equally significant environmental deficiencies | Not Applicable. |

1. Selection and Delineation of the Urban Renewal AreaA. As part of a GNRP

The area is one of five urban renewal projects outlined in the Downtown General Neighborhood Renewal Plan.

B. Location

The area surrounds the Gregory Park Urban Renewal Area-NJR-2-1 and extends easterly to Exchange Place and southerly to the Tidewater Basin area. The project is of a manageable size.

C. Boundaries

The boundaries are essentially the same as those shown in the approved GNRP, with the exception of the northern boundary line, which has been modified to provide greater protection for the project area and to incorporate certain improvements which the Port Authority has planned to improve rail service in the area.

2. Eligibility

The urban renewal area is eligible under local, state and federal requirements.

A. State Requirement

Renewal activity is permitted under Title 40, Chapter 55, Section 21 of the New Jersey Statutes.

B. Type Project

The area qualifies as a Category III project, being predominantly non residential and proposed for predominantly residential re-uses. Exclusive of streets, alleys or other public rights-of-way only 32.6 % of the land is in residential use, including vacant lands and public and semi public lands assigned for primarily residential use.

C. Building Deficiencies

Of the 427 structures in the area, 348 or 81.5% contain one or more building deficiencies, according to an exterior field survey of all buildings in the project area. Numerous buildings have inadequate plumbing, heating or electrical facilities according to the U. S. Census and Jersey City tax assessment records. The following criteria have been used in determining the extent to which building deficiencies exist in the project area:

- 1) Defects to a point warranting clearance.
- 2) Deteriorating conditions because of a defect not correctable by normal maintenance.

- 3) Extensive minor defects which, taken collectively, are causing the building to have a deteriorating effect on the surrounding area.
- 4) Inadequate original construction or alterations.

The building conditions survey consisted of an exterior examination of the structures within the urban renewal area. The field survey was undertaken by Alvin E. Gershen Associates. On the basis of this exterior survey, 348 structures (81.5%) were found to contain one or more deficiencies. Approximately 64 buildings were found to have defects to a point warranting clearance.

D. Environmental Deficiencies

Numerous environmental deficiencies exist in the area:

- 1) Overcrowding or improper location of structures on the land.

The areas designated for spot clearance are overcrowded and the building arrangement on the land is poor, especially when related to building height.

- 2) Excessive dwelling unit density

There have been conversions of one and two family dwellings to apartments. The best figures available at this time show 1,442 dwelling units in 338 predominantly residential buildings.

- 3) Conversions to incompatible types of uses, such as rooming houses among family dwellings.

As mentioned above, there have been conversions to apartments and perhaps, to rooming houses as well. There have been some ground floor conversions to commercial use.

- 4) Detrimental land uses or conditions, such as incompatible uses, structures in mixed use, or adverse influences from noise, smoke or fumes.

The areas designated for spot clearance have a high incidence of nonresidential buildings which are basically incompatible with the proposed residential re-use in the area.

- 5) Unsafe congested, poorly designed or otherwise deficient streets.

The street pattern is somewhat obsolete by today's standards, but can easily support the proposed residential uses for the area while handling the trucking needs of industries to the east.

- 6) Inadequate public utilities or community facilities contributory to unsatisfactory living conditions or economic decline.

Additional recreation space is required. Some new sewer lines need to be installed while the water lines need to be reconditioned.

3. Statement of Conformity with Workable Program

- A. The Workable Program has not been developed to the point where sufficient data is available to furnish a basis for evaluating the need of the project.
- B. The Workable Program will be sufficiently developed to evaluate the project by the time Part I, Application for Loan and Grant, is submitted. The basis for this statement is that the Jersey City Community Renewal Program is under preparation and will contain Workable Program material. Further, it will deal specifically with project areas and priorities for treatment. In addition the project area is identified in the Downtown General Neighborhood Renewal Plan and as such has been recognized as an area in need of renewal treatment.

4. Criteria for Treatment of Area

The anticipated treatment for the Paulus Hook Urban Renewal Area is spot clearance and rehabilitation.

- A. Eligibility of Spot Clearance

There are 136 buildings in the spot clearance areas. 128 buildings are Deficient while 53 are Substandard to a degree warranting clearance.

- B. Eligibility of Rehabilitation

The rehabilitation area contains 291 buildings, 220 of which are Deficient. The area contains only 11 buildings which are Substandard to a degree warranting clearance. Initial surveys indicate that the majority of buildings in the area are structurally sound and ownership characteristics would appear to favor rehabilitation. Additional supporting data is indicated in Code No. R-115.

5. Map of Locality

The map of locality was previously submitted and is contained in the approved General Neighborhood Renewal Plan for the Downtown area.

6. Land Use Map of Project Area and Vicinity

Included under Code No. R-103 is a Land Use Map of the project area and vicinity showing:

- A. Boundaries of the urban renewal area.
- B. Project areas designated for spot clearance and rehabilitation.
- C. Existing land uses in urban renewal area.
- D. Generalized existing land uses in surrounding area influencing and influenced by the project.

7. Project Area Conditions Map

Included under Code No. R-103 is a Project Area Conditions Map showing:

- A. Boundaries of the urban renewal area.
- B. Areas designated for spot clearance and rehabilitation.
- C. General distribution of blight and deterioration in urban renewal area and the surrounding area influencing it.

8. Susceptibility to Flooding

The urban renewal area is not subject to flooding.

9. Eligibility of Project Based on Section 112 or Section 113 of Title 1

Not applicable.

10. Designation of Urban Renewal Area

The area is designated as a project area in the approved Downtown General Neighborhood Renewal Plan.

11. Unusual Topographic and Subsoil Conditions

The urban renewal area is essentially flat. In anticipation of some possible subsoil problems, funds have been provided in the planning budget to conduct necessary engineering studies.

12. Minority Group Considerations

- A. Disposition Agreements for all residential reuse parcels will include covenants which insure the availability of new housing to minority racial groups. New housing is anticipated to occur at low and moderate income rental levels; thus, engendering economic, as well as racial, availability.

- B. The project is not expected to substantially reduce the supply of housing available to minority racial groups within the community.
- C. The Division of Planning, LPA and the recently formed Downtown Urban Renewal Association (DURA) have structured a formal consultative role for DURA during the planning of the Hamilton Park Urban Renewal Project. DURA's Co-Chairmen are religious leaders representing the three major racial and/or ethnic groups believed to reside within the area delimited by the Downtown GNRP. Should this relationship prove to be a viable and effective one a similar role might be accorded to a representative group during planning of this project. In addition, the LPA normally consults with formal and informal groups indigenous to project areas or having strong interests regarding renewal activities within project areas.

13. Low or Moderate Cost Housing

The proposed re-use is predominantly residential. Residential redevelopment will include a substantial number of moderate cost housing, probably through the sponsorship of a local non-profit group, as yet undetermined. The housing would be financed through the New Jersey Housing Finance Agency or FHA under 221d3. Existing housing to be rehabilitated will be done by existing owners wherever possible. Where the existing owner is unwilling or unable to accomplish rehabilitation, the New Jersey Housing Finance Agency also has funds available for rehabilitation moderate cost units through non-profit sponsorship.

14. Water Pollution

- A. The existing sewers in the project area are combined.
- B. The sanitary and storm sewer will be separated as part of the project improvements to be made in the project area. This policy is now being adhered to, where possible, in other urban renewal project in Jersey City.

PAULUS HOOK URBAN RENEWAL AREA

Jersey City
Redevelopment Agency
City of Jersey City,
Hudson County, New Jersey

SURVEY AND PLANNING
APPLICATION



scale in feet
0 100 200 400 600

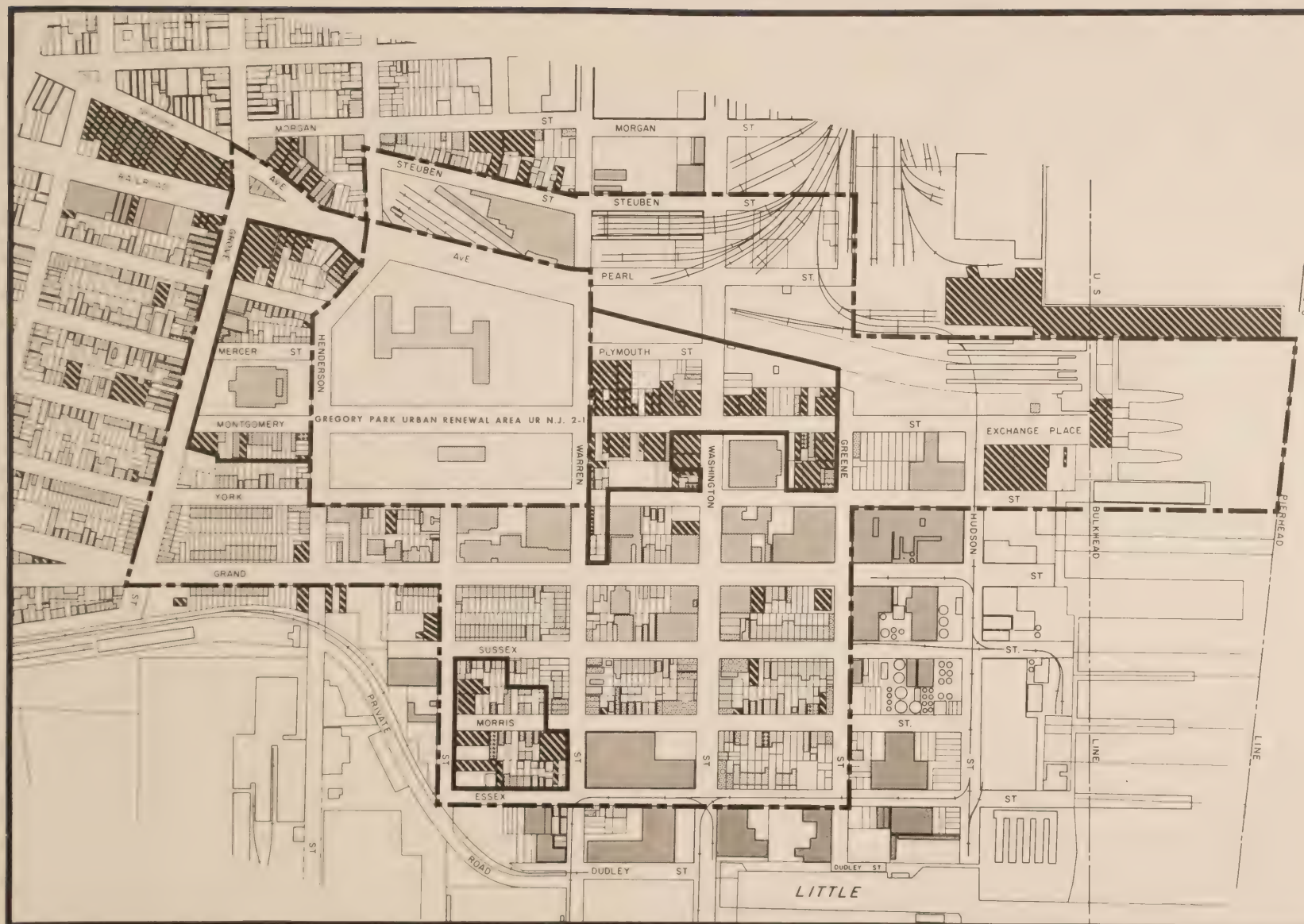
EXISTING LAND USE

-  residential
-  mixed, predominantly residential
-  commercial
-  mixed, predominantly commercial
-  industrial
-  public and quasi-public
-  vacant
-  spot clearance

CODE NO. R-103

DATE JULY, 1967

Prepared by: ALVIN E. GERSHEN ASSOCIATES



PAULUS HOOK URBAN RENEWAL AREA

Jersey City
Redevelopment Agency
City of Jersey City,
Hudson County, New Jersey

SURVEY AND PLANNING APPLICATION



scale in feet
0 100 200 400 600

BUILDING CONDITIONS

0/ deficient buildings
/0 total buildings

--- project boundary

□ areas designated
for spot clearance

CODE NO.: R-103

DATE: JULY, 1967

Prepared by: ALVIN E. OERSHEN ASSOCIATES



All housing units in Jersey City are available to all people regardless of background. Families displaced by this project shall have the opportunity to occupy housing which is decent, safe and sanitary, within their financial means and in reasonable convenient locations.

1. Estimate of the number of site occupants in the project area and the number of families to be displaced are shown on Form H-6101, "Urban Renewal Area Data," under Code No. R-102
2. Description of the Local Housing Supply
 - a. Overall Number of Standard and Substandard Housing Units.
According to the 1950 Census of Housing, 17,200 units were dilapidated or lacked private toilet or bath or running water. Substandard units eliminated through demolition or other actions during the decade which followed have largely been off-set by the units which have since become substandard. The 1960 Census of Housing reports that 17,620 housing units were deteriorating or dilapidated out of a total of 91,915 units. It is further reported that there were 74,295 standard housing units in the city at this time.
 - b. Number of Private and Public Rental Housing Units.
According to the 1960 Census of Housing, there were 91,915 housing units in Jersey City at the time of the Census. Of these, there were 88,552 occupied housing units. Of this total, 23,806 were owner-occupied and 64,746 were renter-occupied. The Jersey City Housing Authority reported 3,518 public housing units in operation as of June 30, 1963.
 - c. Annual Turnover Rate in Private Rental, Private Sales, and Public Housing Units.
It has been found that there are approximately 65,000 private rental housing units in the city. On the basis of the 1960 Census of Housing, it has been estimated that there is an annual turnover rate in this sector of 11 percent. In private sales housing, there are approximately 21,000 units in Jersey City. The turnover rate, again based on the 1960 Census of Housing, is estimated at 7 percent per year. Finally, there are 3,518 low income housing units in existence. On the basis of information supplied by the Housing Authority, the annual turnover rate for these units is approximately 420 units (12 percent) or 35 per month.
 - d. Vacancy Ratio in Rental and Sales Housing.
The vacancy ratio of both rental and sales housing in Jersey City, as reported by the 1960 Census of Housing, is 3.3 percent. On the basis of the 1950 Census of Housing, the vacancy ratio in these same types of units in 1950 was 1.3 percent.
 - e. Number of Private and Public Residential Units Constructed During Years of 1965 and 1966.
In the years 1965 and 1966 a total of 1,606 private dwelling units was authorized for construction. In 1965, 286 public dwelling units were authorized for elderly. This project was occupied in 1966.

dwelling units were authorized for the elderly. This project was occupied in 1966.

- 3. Estimated costs of relocation planning are shown on Form H-630, "Local Public Agency Salary Schedule" under Code No. R-132.
- 4. Estimated Relocation Payments.

There are an estimated 448 families, 10 individuals and 48 businesses that will require relocation. The LPA estimates that relocation costs will total \$489,700. A breakdown of the estimated relocation grant is as follows:

RELOCATION PAYMENTS

| | | | |
|----------------|---|----------|-----------|
| 448 families | @ | \$ 200 | \$ 89,600 |
| 10 individuals | @ | \$ 150 | 1,500 |
| 48 businesses | @ | \$ 3,000 | 144,000 |

RELOCATION ADJUSTMENT PAYMENTS

| | | | |
|----------------|---|--------|---------|
| 448 families | @ | \$ 300 | 134,400 |
| 10 individuals | @ | \$ 200 | 2,000 |

SMALL BUSINESSES DISPLACEMENT
PAYMENTS

| | | | |
|---------------|---|----------|---------|
| 40 businesses | @ | \$ 2,500 | 100,000 |
|---------------|---|----------|---------|

SETTLEMENT AND STORAGE COSTS

| | | | |
|---------------|---|--------|--------------|
| 100 families | @ | \$ 100 | 10,000 |
| 2 individuals | @ | \$ 100 | 200 |
| 40 businesses | @ | \$ 200 | <u>8,000</u> |

TOTAL PAYMENTS \$489,700

R-111

COMMUNITY REQUIREMENTS DATA

Previously submitted with Workable Program for Community Improvement, which is certified. Certification expires February 1, 1968.

1. Criteria for Designation of a Residential Conservation Area

- a) Feasibility of upgrading remaining properties to Property Rehabilitation Standards.

The majority of the residential structures in the area are two and three story brick row houses and basically sound. The problems in most structures are over occupancy and obsolescence. The over crowding has resulted from conversion of buildings originally intended for single family occupancy to 2 and 4 family dwelling units. The obsolescence is mainly due to a lack of modern heating, plumbing and other mechanical systems. Thus, by converting most of these structures to their originally intended occupancy, adding modern mechanical systems, and remodeling there is every reason to expect them to meet Property Rehabilitation Standards.

- b) Residential qualities, desirable locations and physical characteristics.

The Paulus Hook neighborhood is clearly delineated by the major artery of Grove Street on the west, industrial complexes on the north and south and Exchange Place and industrial complex on the east. Numerous blocks in this neighborhood are solidly residential with many residentially oriented public and quasi public uses including schools and parks. Within sight of New York City and with ready access to rapid transit and shopping facilities the Paulus Hook neighborhood has the potential for being one of the best residential areas in Jersey City. The recent construction of three residential high rise towers in the center of the neighborhood has added to its basically residential character.

- c) Street and Land Use Pattern.

The central area of the Paulus Hook neighborhood, with the new residential high rise tower, extensive private schools and attractive two and three story brick row houses presents a very strong, solid residential land use pattern. Corner stores and an occasional tavern are an integral part of this residential neighborhood. Exchange Place will remain, naturally, a hub of financial activity which will not conflict with the basically residential character of the rest of the neighborhood to the west. peripheral blocks on north west and south contain many commercial and mixed uses which will be mostly cleared and redeveloped in residential use.

The basic street pattern is sound and with the elimination of commercial truck traffic by re-routing, vacating and

closing of some streets, the area will be adequately served. The construction of an arterial street through the northern part of the project will aid considerably in keeping unrelated traffic out of the residentially oriented neighborhood.

2. Results of Preliminary Surveys and Tentative Property Rehabilitation Standards.

- a) The results of an exterior survey indicate that approximately 90 percent of the residential buildings are feasible for rehabilitation or conservation treatment.
- b) Tentative Property Rehabilitation Standards.
 - 1) All conservation properties shall meet all local code requirements as they have been revised or updated at the time of initiating conservation.
 - 2) Conservation requirements will be developed in consultation with the regional HUD office as well as the FHA.
 - 3) All materials and workmanship employed in rehabilitation shall be of standard quality or better. All alteration to repair old work shall be done with matching materials.
 - 4) All properties shall meet the Minimum Property Standards established in FHA Bulletin No. 950.
 - 5) Site coverage and open land standards shall promote the adequate circulation of light and air.
 - 6) Exterior design elements shall be coordinated, assuring consistency in materials and appurtenances, with enhancement of design to be achieved through improvements to doors and windows; roofs; chimneys and vents; gutters and downspouts; canopies, hoods and balconies; lights and general exterior surfaces.
 - 7) Interior elements shall be in sound condition and considered serviceable for the life of the building. These include basement walls and floors; walls and ceilings; stairs, railings, landings and hallways; and floors.
 - 8) Utilities and mechanical equipment shall be operable and capable of adequately serving the structure. These include plumbing, heating and electrical systems.

1. Statement Describing Community Organization.

a) Proposed work program for diagnostic survey.

- 1) Planning the survey. In preparation for the survey a committee will be formed to identify the purpose of the survey and, consequently, what information and data should be collected. The committee will include, at a minimum, representatives from the LPA, the City's Welfare agency, the school system, the board of health, the local anti-poverty agency, Cando, and the neighborhood church organizations. The survey itself will be generally oriented around and guided by the following principles.
 - (a) The major activity in the renewal area will be rehabilitation. The surveys must be directed to occupants ability not only to improve their properties but an estimate of the probable level of participation in the conservation effort that can be expected by families and individuals in the area.
 - (b) The maximum participation of all public and private agencies related to renewal, welfare and education programs is an important part of providing complete diagnostic services. Consequently, the data to be collected must also be complete.
- 2) Conducting the Survey. In conducting the survey the following criteria and principles will govern.
 - (a) The various agencies of the City that deal with health, education and welfare will be requested to volunteer personnel to assist in the survey.
 - (b) The LPA will have a full time community specialist to coordinate and run the program.
 - (c) Scheduling will be accomplished to provide meaningful, timely information with minimum discomfort to site occupants.
 - (d) Interviewers will be trained not only in objectives of the diagnostic program and techniques but also in general renewal information so they can respond correctly to general questiones about the renewal program.

- (e) An efficient system and follow-up system will be developed for referrals.
 - (f) The survey will cover all site occupants, those being acquired as well as those not being acquired.
 - b) The LPA will establish an early office in the project area to administer the program. Prior to establishment of the site office the committee established for the diagnostic survey in conjunction with the LPA and community specialist will identify the agencies to participate and develop the referral system.
2. Expenditures anticipated for Community Organization are shown in Code No. R-131 on form HUD-627, Survey and Planning Budget, and in Code No. R-134, narrative statement in support of survey and planning budget estimates.

ESTIMATE OF FEDERAL GRANT REQUIREMENT

| | | |
|----|---|---------|
| 1. | Survey and Planning Expenditures | 390,980 |
| | Estimate shown in Code No. R-131 and R-134 | |
| 2. | Administrative Costs | 787,634 |
| | LPA staffing, administrative overhead, services and travel is estimated on the basis of 13.1 percent of all other Item I Costs. | |
| 3. | Office Furniture and Equipment | -0- |
| | Included under line 2 | |
| 4. | Legal Services | 23,400 |
| | Legal services for direct purchase of 174 properties at \$100 each | 17,400 |
| | Legal services on condemnation of 20 properties at \$500 | 10,000 |
| 5. | Survey and Planning | 30,000 |
| | Architectural and Planning Services on hourly plus expenses basis | 30,000 |
| 6. | Acquisition Expenses | 91,270 |
| | Option Negotiation Fees at \$280 for 174 parcels (average value/parcel of 18,000) | 48,720 |
| | Title Insurance at \$100 for 194 parcels | 19,400 |
| | Settlement Cost at \$25 for 194 parcels | 4,850 |
| | Sundry Acquisition Costs | |
| | Direct purchase - 172 parcels at \$25 | 4,300 |
| | Condemnations - 20 parcels at \$700 | 14,000 |

| | | |
|-----|--|-----------|
| 7. | Property Management | 58,200 |
| | 194 parcels @ \$100/parcel/mo for average of 3 months | |
| 8. | Relocation Costs | -0- |
| | Included under line 2 | |
| 9. | Site Clearance | 136,000 |
| | Approximately 136 buildings to be demolished at \$1000 per buildings | |
| 10. | Site Improvements and Public Facilities | 1,620,000 |
| | Estimate from GNRP | |
| 11. | Disposal Lease and Retention Costs | 20,000 |
| 12. | Conservation and Rehabilitation | 24,000 |
| | Consultant Services at 500/mo for 48 months | |
| 13. | Interest | 300,000 |
| | 2,500,000 for 48 months at 3% | |
| 14. | Other Income | -0- |
| 15. | Subtotal - lines 2 through 14 | 3,090,504 |
| 16. | Contingencies 15% of line 15 | 463,576 |
| 17. | Real Estate Purchases | 3,889,600 |
| | Equalized Valuation from Assessments | 3,536,000 |
| | 10% Assemblage Factor | 353,600 |
| 18. | Project Inspection | 59,500 |
| | Estimated at 0.75% of lines 15, 16, 17, and 25 | |
| 19. | Total Project Execution Expenditures Sum of lines 15, 16, 17, and 18 | 7,503,180 |

Code No. R-121 P. 2
Revised November 1967

| | | |
|-----|---|-----------|
| 20. | Total Project Expenditures | 7,894,160 |
| 21. | Land Disposition Proceeds Based upon estimated resale value | 300,000 |
| 22. | Net Project Costs Line 20 minus 21 | 7,594,160 |
| 23. | Local Share One-third of Net Project Cost | 2,531,387 |
| 24. | Project Capital Grant Two-thirds of Net Project Cost | 5,062,773 |
| 25. | Relocation Grant | 489,700 |
| | 448 familes at \$ 200 | 89,600 |
| | 10 individuals at \$ 150 | 1,500 |
| | 48 businesses at \$ 3,000 | 144,000 |
| | Relocation Adjustment Payments | |
| | 448 families at \$ 300 | 134,400 |
| | 10 individuals at \$ 200 | 2,000 |
| | Small Business Displacement Payments - 40 at \$ 2,500 | 100,000 |
| | Settlement and Storage Costs | |
| | 100 Families at \$ 100 | 10,000 |
| | 2 individuals at \$ 100 | 200 |
| | 40 businesses at \$ 200 | 8,000 |
| 26. | Section 115 Rehabilitation Grant | |
| | (i) Estimated number of owner-occupied one-four dwelling unit properties in the project area which are to be rehabilitated -- 140 | |
| | (ii) Estimated percentage of those properties which are owned and occupied by families or individuals whose annual income does not exceed \$3,000 -- 20% | |
| | (iii) Estimated percentage of those properties which are owned and occupied by families and individuals whose annual income exceeds \$3,000, and who may be eligible to receive Section 115 grants. 10% -- 14 properties | |

(iv) Estimated number of Section 115 grants that will be made.

| | | |
|----------------------|---|--------|
| 42 properties @ 1500 | - | 63,000 |
|----------------------|---|--------|

| | | | |
|---|--|---|---------------|
| DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT URBAN RENEWAL PROGRAM SURVEY AND PLANNING BUDGET | | PROJECT LOCALITY <div style="text-align: center;">Jersey City, New Jersey</div> | |
| INSTRUCTIONS: Initial Budget: Prepare original and 5 copies for HUD. Submit original and 2 copies in Binder No. 1, copies in Binders No. 2, 3, and 4. Revised Budget: If with amendatory application, follow "Initial Budget" instructions. Otherwise, submit original and 2 copies to HUD. | | PROJECT NAME <div style="text-align: center;">Paulus Hook Urban Renewal Area</div> | |
| | | PROJECT NUMBER (if known) | BUDGET NUMBER |

DATES OF BUDGET APPROVALS (Complete for revision only)

Budget No. 1, _____, 19____ Latest Approved Budget (No. _____), _____, 19____

| LINE NO. | ACTIVITY CLASSIFICATION | TO BE COMPLETED BY LPA | | | TO BE FILLED IN BY HUD |
|----------|--|-------------------------------|----------------------------|--|---|
| | | USE ONLY FOR REVISED BUDGET | | BUDGET REQUESTED FOR ____ MONTHS (c) | BUDGET APPROVED FOR ____ MONTHS (d) |
| | | LATEST APPROVED BUDGET (a) | ADJUSTMENT (+ or -) (b) | | |
| 1 | ADMINISTRATION: | | | | |
| | a. ADMINISTRATIVE OVERHEAD AND SERVICES (R 1410.01, R 1410.09, R 1410.16, R 1410.19, R 1416) | \$ | \$ | \$ 109,765 | \$ |
| | b. TRAVEL (R 1410.05) | | | -0- | |
| 2 | OFFICE FURNITURE AND EQUIPMENT (R 1475) | | | -0- | |
| 3 | LEGAL SERVICES (R 1410.024, R 1415.01) | | | 3,600 | |
| 4 | SURVEY AND PLANNING (R 1410.021, R 1430) | | | 90,000 | |
| 5 | LAND SURVEYS AND APPRAISALS (R 1410.022, R 1410.028, R 1440.02, R 1440.04, R 1440.05, R 1445.01) | | | 37,100 | |
| 6 | RELOCATION AND COMMUNITY ORGANIZATION (R 1410.023, R 1443.01) | | | -0- | |
| 7 | REHABILITATION AND CONSERVATION (R 1410.029, R 1460) | | | -0- | |
| 8 | SUBTOTAL | | | 240,465 | |
| 9 | RESERVE AND CONTINGENCIES | | | 148,535 | |
| 10 | TOTAL (Line 8 plus 9) | \$ | \$ | \$ 389,000 | \$ |
| 11 | PROJECT INSPECTION FEE (R 1418) | | | 1,980 | |
| 12 | TOTAL SURVEY AND PLANNING BUDGET (Line 10 plus 11) | \$ | \$ | \$ 390,980 | \$ |

Approval of the Survey and Planning Budget in the amounts and for the time period shown in Column (c) is hereby requested.

Date

Jersey City Redevelopment Agency

Local Public Agency

Signature of Authorized Officer

Executive Director

Title

The Survey and Planning Budget is hereby approved in the amounts and for the time period shown in Column (d). The authorized activities shall be completed by _____, 19____.

LOCAL PUBLIC AGENCY STAFFING AND SALARY SCHEDULE

| | |
|------------------|--|
| PROJECT LOCALITY | |
|------------------|--|

Jersey City, New Jersey

Page _____ of _____ Pages

Jersey City Redevelopment Agency

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LOCAL PUBLIC AGENCY STAFFING AND SALARY SCHEDULE

PROJECT LOCALITY

Page _____ of _____ Pages

| BUDGET ACTIVITY CLASSI- FICATION | POSITION TITLE | ANNUAL SALARY RATE | | PERCENTAGE ALLOCATION OF EMPLOYEES' TIME CHARGEABLE TO: | | | | NUMBER OF MONTHS POSITION WILL BE OCCUPIED | AMOUNT OF SALARY CHARGEABLE TO THIS BUDGET |
|---|---------------------------------------|--------------------|--|--|-----------------|---|----------------|--|--|
| | | PROPOSED | CURRENT (<i>If not equal to amount in Col. 1)</i>) | OTHER TITLE I BUDGETS | PHA PROGRAMS | OTHER (<i>excluding this budget</i>) | THIS BUDGET | | |
| | | (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) |
| 1410.021 | Project Coor (Planning) | | 11,500 | 75 | | | 25 | 18 | \$ 4,312 |
| | Urban Renewal Trainee | 7,000 | | 50 | | | 50 | 18 | 5,250 |
| | Secretary | 3,900 | | 90 | | | 10 | 18 | 585 |
| | | | | | | | | Total | <u>\$10,147</u> |
| | | | | | | | | | |
| 1410.022 | Real Estate Officer | | 15,000 | 90 | | | 10 | 18 | <u>2,250</u> |
| | | | | | | | | Total | <u>\$ 2,250</u> |
| 1410.023 | Senior Relocation Officer | | 9,000 | 90 | | | 10 | 18 | 1,350 |
| | Community Organization Spec. | 8,500 | | 75 | | | 25 | 18 | 3,188 |
| | Relocation Interviewers (2) | | 12,400 | 50 | | | 50 | 18 | 9,300 |
| | Inspector | | 7,200 | 80 | | | 20 | 18 | 2,160 |
| | | | | | | | | Total | <u>\$15,998</u> |
| 1410.024 | Legal Secretary | | 7,000 | 90 | | | 10 | 18 | <u>1,050</u> |
| | | | | | | | | Total | <u>\$ 1,050</u> |
| 1410.027 | Senior Property Management Officer | | 7,500 | 90 | | | 10 | 18 | <u>1,125</u> |
| | | | | | | | | Total | <u>\$ 1,125</u> |

| | | | | | | | | | |
|--|--|--|--|---|---------------------------|--|--|--|--|
| HOUSING AND HOME FINANCE AGENCY URBAN RENEWAL ADMINISTRATION LOCAL PUBLIC AGENCY STAFFING AND SALARY SCHEDULE | | | | | PROJECT NUMBER (if known) | | | | |
| See reverse side for instructions and for Certificate to be completed. | | | | | PROJECT LOCALITY | | | | |
| NAME OF LOCAL PUBLIC AGENCY | | | | This Form H-630 supports budget Form (H-627) dated _____, 19____. Page _____ of _____ Pages Form (H-6220) | | | | | |

| BUDGET ACTIVITY CLASSI- FICATION | POSITION TITLE | ANNUAL SALARY RATE | | PERCENTAGE ALLOCATION OF EMPLOYEES' TIME CHARGEABLE TO: | | | | NUMBER OF MONTHS POSITION WILL BE OCCUPIED | AMOUNT OF SALARY CHARGEABLE TO THIS BUDGET |
|---|------------------------------------|--------------------|---|--|-----------------|--|----------------|---|--|
| | | PROPOSED | CURRENT (If not equal to amount in Col. 1) | OTHER TITLE I BUDGETS | PHA PROGRAMS | OTHER (excluding this budget) | THIS BUDGET | | |
| | | | | | | | | | |
| 1410.029 | Rehabilitation Loan Officer | | 10,000 | 80 | | | 20 | 18 | 3,000 |
| | Rehabilitation Realty Technician | | 11,500 | 80 | | | 20 | 18 | 3,450 |
| | Rehabilitation Mortgage Technician | | 11,500 | 80 | | | 20 | 18 | 3,450 |
| | Rehabilitation Project Manager | | 10,000 | 50 | | | 50 | 18 | 7,500 |
| | Rehabilitation Clerk Steno | | 5,000 | 80 | | | 20 | 18 | 1,500 |
| | Rehabilitation Clerk Steno | | 5,000 | 80 | | | 20 | 18 | 1,500 |
| | | | | | | | | TOTAL | \$20,400 |
| | | | | | | | GRAND TOTAL | <div style="border-top: 1px solid black; border-bottom: 3px double black; padding: 2px 0;">\$80,460</div> | |

CERTIFICATE

The undersigned hereby certifies (1) that the Local Public Agency, by appropriate resolution of its governing body or by other official action, as described in Urban Renewal Manual, Section 30-1-2, has established personnel and staff compensation policies, for all employees, other than those whose salaries or wages are at minimum levels prescribed by the Federal Government pursuant to the labor standards provisions of Urban Renewal Manual, Chapter 30-4, and has determined by such official action that the compensation rates established by such policies are not in excess of rates established by pertinent local public practice; (2) that the positions and rates of compensation indicated on the face of this form are in accordance with such official action; and (3) that such official action, and evidence of the basis for the establishment of such policies, are available for inspection at the office of the Local Public Agency.

Date

Signature of Authorized Officer

Title of Authorized Officer

INSTRUCTIONS FOR PREPARATION: (Submit an original and 3 copies to the HHFA Regional Office in support of Form H-627, and an original and 4 copies in support of Form H-6220.)

Budget Activity Classification and Position Title

List the budget activity classification number and title of each full-time or part-time position to be occupied during the budget period. Identify part-time position by the symbol "PT" before the title. Group positions by activity classification shown on Form H-627 or H-6220. See Form H-627 or H-6220 for accounts included in budget activity classifications.

Annual Salary Rate

Enter proposed and, if appropriate, current annual salary rates of each position. For part-time staff, enter the equivalent annualized salary.

Percentage Allocation of Employee's Time Chargeable

Enter the percentage of the annual salary rate applicable to Columns 3 through 6. For part-time staff, the time not spent working for the LPA shall be included in Column 5. The sum of the percentages shall equal 100 percent for each position.

Amount of Salary Chargeable to This Budget

Enter the amount of each salary in dollars chargeable to this budget. This amount shall be based upon the proposed annual salary rate, the percentage of the employee's total time estimated to be spent on this project, and the number of months the position will be occupied.

HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

SURVEY AND PLANNING WORK ACTIVITIES TO BE PERFORMED UNDER CONTRACT

PROJECT NUMBER (if known)

PROJECT LOCALITY

Jersey City, New Jersey

INSTRUCTIONS: Submit original and 3 copies
to HHFA in support of Form H-627.

NAME OF LOCAL PUBLIC AGENCY

Jersey City Redevelopment Agency

This Form H-681 supports survey and planning budget
Form H-627 dated _____, 19____.

| NUMBER OF BUDGET ACTIVITY CLASSI- FICATION FROM FORM H-627 (1) | WORK ITEMS (Group Code Nos. from Final Project Report Checklist to be performed under each Contract) (2) | ESTIMATED STARTING DATE (Month and Year) (3) | ESTIMATED COMPLETION DATE (Month and Year) (4) | ESTIMATED CONTRACT COST (5) | EXPLANATION OF PROPOSALS OR ESTIMATES (Indicate "P" for Proposals, "E" for Estimates, and source or basis of Column (5) amount) (6) |
|--|--|---|---|--------------------------------------|---|
| R1415.01 | Legal Services | | | \$ 3,600 | "E" LPA Estimate |
| R1430 | Planning Consultant | | | 40,000 | "P" See proposed contract submitted with this application. |
| R1430 | Architectural Consultant | | | 40,000 | "P" See proposed contract submitted with this application |
| R1430 | Engineering Consultant | | | 10,000 | "P" See proposed contract submitted with this application |
| R1440.02 | First & Second Acquisi- tion appraisals | | | 38,800 | "E" LPA Estimate |
| R1440.05 | Preparation of Property Map | | | 5,000 | "P" See proposed contract submitted with this application |
| R1440.05 | Preparation of Disposition Map | | | 3,000 | "P" See proposed contract submitted with this application |
| R1430 | Preparation of Part II | | | 3,000 | "P" See proposed contract submitted with this application |
| R1440.05 | Disposition Appraisal | | | 3,000 | "E" LPA Estimate |

R-134 NARRATIVE STATEMENT IN SUPPORT OF SURVEY AND PLANNING BUDGET
(FORM H-627)

1. Administration

| | | |
|-------------------|--|--------|
| a. | Administration overhead services | |
| <u>R-1410.01</u> | Nontechnical Salaries | 29,490 |
| <u>R-1410.09</u> | Social Security, Retirement, Health and Hospital 19.2% of all H627 Salaries | 15,448 |
| <u>R-1410.16</u> | Publications Informational Reports published by or for the Agency | 2,500 |
| <u>R-1410.19</u> | Sundry Overhead Administrative overhead: Rent, Utilities, Telephone, Telegraph, Postage, Printing and Reproduction, Insurance, and other general administra- tive overhead costs. Based on 10% of Administrative budget | 6,120 |
| | Rental costs of early site office - 12 mo @ 200/mo | 2,400 |
| <u>R-1410.05</u> | Travel Travel by members of Rede- velopment Agency on official business of Title I Activities including travel expenses in connection with meetings and car expenses. Based on 10% of administrative budget | 437 |
| <u>R-1475</u> | Office Furniture and Equip- ment: Units Required: (one half of requirement for early site office) 2 cabinets @ 150-300 2 adding machines @ 100-200 2 tables @ 200-400 4 desks @ 250-1000 8 chairs @ 50-400 2 calculators @ 50-100 | 2,400 |
| <u>R-1410.021</u> | Agency Planning Staff as Per Form H-630 General supervision and control of surveys, studies and plans. | 10,147 |
| <u>R-1410.024</u> | Legal secretaries (2) Per Form H-630 | 1,050 |

| | | |
|-------------------|--------------------------|---------|
| <u>R-1410.022</u> | Agency Staff as Per Form | 3,375 |
| <u>R-1410.027</u> | H-630 | |
| <u>R-1410.023</u> | LPA Relocation Staff per | |
| | Form H-630 | 15,998 |
| <u>R-1410.029</u> | Agency Staff Salaries | 20,400 |
| | as per form H-630 | |
| TOTAL LINE 1a | | 109,765 |

1 b. Travel
Included under line 1a

2. Office Furniture and Equipment
Included under line 1a

3. Legal services

| | | |
|------------------|---|-------|
| <u>R-1415.01</u> | General | |
| | Services for legal counsel for general legal advise and assistance other than condem- nation litigation, and opinion of counsel in connection with financing the projects. 18 months at \$200 per month | 3,600 |
| TOTAL LINE 3 | | 3,600 |

4. Survey and Planning

| | | |
|---------------|---|--------|
| <u>R-1430</u> | Planning Consultant | 40,000 |
| | Conduct surveys and studies of project area, to measure conditions of slum and blight to identify areas for clearance and areas for rehabilitation, and to develop plans and con- trols for reuses in the project area. | |
| | Architectural Consultant | 40,000 |
| | Conduct studies to determine feasibility of rehabilitation, prepare typical rehabilitation surveys, and prepare site plan and model of project. Includes preparation of illustrative Plans to determine feasibility of Providing | |

| | | |
|----|---|---------|
| | Moderate Income Housing in clearance sections of Project. | |
| | Engineering Consultant | 10,000 |
| | Conduct studies to estimate costs, line sizes and loca- tion of necessary project improvements. | |
| | TOTAL LINE 4 | 90,000 |
| 5. | Land Surveys and Appraisals | |
| | <u>R-1440.02</u> Appraisals for Acquisition | |
| | 194 parcels at \$150 each | 29,100 |
| | <u>R-1440.05</u> Sundry Acquisition Costs | 8,000 |
| | Preparation of property map | 3,500 |
| | Disposition Appraisal | 3,000 |
| | Ownership Data | 1,500 |
| | TOTAL LINE 5 | 37,100 |
| 6. | Relocation and Community Organization Included under line 1a | |
| 7. | Rehabilitation and Conservation Included under line 1a | |
| 8. | Subtotal | 240,465 |
| 9. | Reserves and Contingencies: | 148,535 |
| a. | 25% of line 8 | 60,116 |
| b. | Administrative and overhead costs to be incurred over a six month period between HUD's approval of a project expenditures budget and approval of Part II. This cost is determined by one third of the total costs of overhead services included in line 1a and line 3 | 17,519 |
| c. | Preparation of Part II of the Application for Loan and Grant | 3,000 |
| d. | Second land acquisition appraisals and title searches to be undertaken upon | |

approval of Part 1 of the Application for
Loan and Grant.

| | |
|---|---------|
| 1) Second acquisition appraisal--194 parcels at \$150 each | 29,100 |
| 2) Title searches--194 parcels at \$200 each | 38,800 |
| 10. Total (Line 8 Plus 9) | 389,000 |
| 11. Project Inspection Fee 18 months at \$110 | 1,980 |
| 12. Total Survey and Planning Budget | 390,980 |

R-135

SURVEY AND PLANNING FUNDS OTHER THAN ADVANCE
APPLIED FOR ON FORM HUD-6100

The Redevelopment Agency does not anticipate having funds available other than the advance applied for on Form HUD-6100.

R-141

LEGAL INFORMATION REPORT FOR URBAN RENEWAL PROJECT,
PART I, FORM H-6103-A.

The Legal Information Report for Urban Renewal Project, Part I, Form
H-6103-A is included with this application.

R-142

LEGAL INFORMATION REPORT FOR URBAN RENEWAL PROJECT,
PART II, FORM H-6103-B.

The Legal Information Report for Urban Renewal Project, Part II, Form
H-6103-B is included with this application.

R-143 DOCUMENTATION IN SUPPORT OF CODES NO. R-141 AND R-142

This data has been previously submitted.

R-144

RESOLUTION OF THE COMMISSIONERS OF THE JERSEY CITY
REDEVELOPMENT AGENCY AUTHORIZING THE FILING OF
APPLICATION AND CERTIFICATE OF RECORDING OFFICER

The resolution of the Commissioners of the Jersey City Redevelopment Agency authorizing the filing of this application and the certificate of the recording officer are included with this application.

R-145

RESOLUTION OF THE COUNCIL OF THE CITY OF JERSEY CITY
APPROVING FILING OF APPLICATION AND RECOGNIZING CONDITIONS
PROHIBITING DISCRIMINATION.

The resolution of the Council of the City of Jersey City approving the filing of the application and recognizing conditions prohibiting discrimination is included with this application.

LAND ACQUISITION POLICY
STATEMENT BY THE
JERSEY CITY REDEVELOPMENT
AGENCY FOR THE PAULUS
HOOK URBAN RENEWAL AREA

The Jersey City Redevelopment Agency in the acquisition of real property for the Paulus Hook Urban Renewal Area will:

1. Make every reasonable effort to acquire each property by negotiated purchase before instituting eminent domain proceedings against the property.
2. Not require any owner to surrender the right to possession of the property until the LPA pays, or causes to be paid to the owner (a) the agreed purchase price arrived at by the negotiation, (b) in any case where only the amount of the payment to the owner is in dispute, not less than 75 percent of the appraised fair value as approved by the LPA and concurred in by HUD.
3. Not require any person lawfully occupying property to surrender possession without at least 90 days written notice from the LPA of the date on which possession will be required.

Executive Director

Date

PREPARED BY: ALVIN E. GERSHEN ASSOCIATES / TRENTON, NEW JERSEY